

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Paul

State: MN

PJ's Total HOME Allocation Received: \$37,624,099

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	6			
% of Funds Committed	86.96 %	92.03 %	6	91.92 %	17		17
% of Funds Disbursed	81.86 %	87.00 %	6	82.65 %	32		35
Leveraging Ratio for Rental Activities	8.38	10.82	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	99.45 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	75.36 %	79.94 %	6	68.72 %	55		55
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	93.92 %	87.89 %	2	79.93 %	84		79
% of 0-30% AMI Renters to All Renters***	48.85 %	55.80 %	6	44.94 %	59		56
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.59 %	1	94.87 %	100		100
Overall Ranking:			In State:	6 / 6	Nationally:	83	82
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,476	\$28,921		\$25,717	477 Units		35.70 %
Homebuyer Unit	\$14,842	\$12,072		\$14,669	232 Units		17.40 %
Homeowner-Rehab Unit	\$14,322	\$12,968		\$20,391	626 Units		46.90 %
TBRA Unit	\$0	\$2,148		\$3,201	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Paul MN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$111,921	\$125,588	\$20,192
State:*	\$77,714	\$109,012	\$6,135
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	45.5	39.2	61.7	0.0
Black/African American:	36.7	21.6	9.6	0.0
Asian:	10.3	9.5	2.9	0.0
American Indian/Alaska Native:	1.7	0.9	1.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.2	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.2	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.2	0.0	0.2	0.0
Other Multi Racial:	0.8	0.4	0.0	0.0
Asian/Pacific Islander:	1.9	14.2	12.8	0.0

ETHNICITY:

Hispanic	2.7	12.9	11.0	0.0
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HOUSEHOLD SIZE:

1 Person:	69.4	20.7	27.6	0.0
2 Persons:	11.1	18.5	19.8	0.0
3 Persons:	8.0	13.8	13.6	0.0
4 Persons:	6.9	15.1	14.1	0.0
5 Persons:	2.7	11.2	7.3	0.0
6 Persons:	1.5	6.5	4.2	0.0
7 Persons:	0.4	6.9	3.8	0.0
8 or more Persons:	0.0	7.3	9.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	28.9	16.6	0.0
Elderly:	40.0	1.7	19.3	0.0
Related/Single Parent:	20.3	26.3	22.8	0.0
Related/Two Parent:	5.0	34.1	37.5	0.0
Other:	1.3	9.1	3.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.1	0.0 [#]
HOME TBRA:	0.0	
Other:	38.6	
No Assistance:	37.3	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Paul State: MN Group Rank: 83
(Percentile)
State Rank: 6 / 6 PJs Overall Rank: 82
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	75.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	93.92	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

